

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
June 5, 2013**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 8:34 pm. Secretary Bernita Berger took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Dan Buck	-Absent
Paul Lorey	-Present	Chad Hurm, City Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Director of Community Development / Planning	-Present
Ben Krapf	-Absent	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the May 1, 2013, Regular Meeting were reviewed. Kevin Manley made a motion to approve the minutes as mailed. Secretary Berger seconded it. Motion carried 9-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Kerstiens Development, Inc. (as owners) and Timothy L. and Bethany L. Demotte (as developers) for secondary approval of the proposed plat of Demotte's First Addition, a subdivision to the City of Jasper, Indiana, and approval of all proposed necessary street and utility improvements associated with said Subdivision

Vice President Schroeder made a motion to table the public hearing. Pat Lottes seconded it. Motion carried 9-0.

NEW BUSINESS

Jonathan R. Ruhe – Section 17.04.110 Exception – Proposed division of a parcel of land

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Jonathan Ruhe to request permission to waive the platting process on a 10-acre parcel of land with frontage along Division Road, approximately 350 feet west of Skyview Drive. Mr. Ruhe does not plan to further subdivide the property at this time and is seeking permission to build a home on the parcel. Earlier this evening, the Board of Zoning Appeals granted Mr. Ruhe a 40-foot variance to allow 60 feet of road frontage on the proposed property instead of the

required 100 feet per Section 16.02.120 of the Zoning Ordinance. Mr. Ruhe has constructed a driveway from Division Road back to a proposed build site.

Discussion followed. Vice President Schroeder voiced his opinion stating that it would seem unrealistic to build a street to ‘nowhere’ when Mr. Ruhe’s just needs a lane to get to his house. Mr. Eckerle assured the Board that if, in the future, a second dwelling is desired; the platting process would be put in place at that time.

Attorney Kabrick explained to the Board that there is no section in the Subdivision Control Ordinance that directly applies to Mr. Ruhe’s request. Under this specific set of circumstances, Attorney Kabrick recommended that the Board allow the Director of Community Development and Planning to issue a building permit to Mr. Ruhe.

With no remonstrators present, Paul Lorey made a motion to allow Darla Blazey, Director of Community Development and Planning, to issue a building permit to Mr. Ruhe for one single-family dwelling on the proposed 10-acre parcel of land. Kevin Manley seconded it. Motion carried 9-0.

RFQs for Zoning and Subdivision Control Ordinances update

Darla Blazey, Director of Community Development and Planning, said she received four Request for Qualifications (RFQ) proposals, for the review of the Zoning and Subdivision Control Ordinances and the zoning map update. Ms. Blazey asked for volunteers to review the proposals. President Schnarr, Vice President Schroeder and member Paul Lorey volunteered to review the proposals.

ADJOURNMENT

With no further discussion, Vice President Schroeder made a motion to adjourn the meeting. Paul Lorey seconded it. Motion carried 9-0, and the meeting was adjourned at 8:45 pm.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary